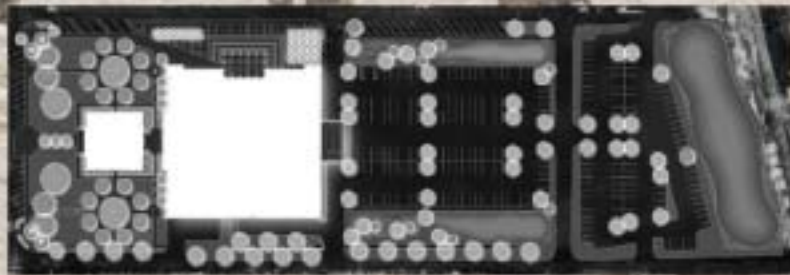




SANTA ROSA COUNTY
COURTHOUSE



SCHEMATIC DESIGN

STEP 7

AUGUST 23, 2001





INTRODUCTION

This document is the final step in our work for this phase of the project (20% Design). It is the culmination of 18 months of work that started in March 2000. We have included the Design Schedule to remind us all of where we have been. We have studied a number of options and taken some different roads, but we are very excited about the end product represented in this document.

PROJECT OVERVIEW

The final scheme is a development of Option 1, the three-story "square" plan. We have maintained and restored the existing 1927 courts building which will house the Courts Law Library and office space that could be used for other noncritical courts or County functions. All other buildings on the site will be demolished to make way for the new Courthouse. This demolition will take place in two phases. Phase 1 will be the demolition of the Jail and Sheriffs building along with the necessary patching of the Courthouse and wings to make sure it can continue safe operation while the new building is constructed. Phase 2 demolition will happen after the new Courthouse is opened and operational. The wings will be removed and renovation of the original building will take place.

The proposed courthouse will be 130,000/SF on 3 floors and will include the following; Chambers for 8 judges and their staff, 6 Courtrooms designed to provide flexible use (Criminal, Civil, Juvenile and with 6 or 12 person Juries), Court Administration and offices that support the court function. Jury Assembly/Multipurpose meeting and training room, High volume Hearing room, and food service space (type to be determined). Offices for the Clerk of Courts, State Attorney, and Public Defender. Central Holding with Vehicle Sallyport and courtroom holding, both with visitation. Sheriffs staff space and security stations for the building. The plans also include space to support the functioning of the building; mechanical and electrical rooms, telecommunications rooms, janitors' closets and loading and storage facilities. Parking is provided on site for 300 cars which includes some curbside parking to maintain the urban feel of the development. Secure parking is provided for 9 cars under the building.



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SUMMARY OF REPORTS - The Project started March 21, 2000.

Step One: The Project Program - based on earlier studies provided to HOK by the Courthouse Task Force, we interviewed the Users and produced a detailed Project Program, published May 2, 2000.

Step Two: The Existing Building Evaluation - concurrently with the programming effort our team of architects and engineers evaluated the options for reuse, restoration and/or demolition of all the structures on the site. Cost Estimates were prepared for renovation and demolition in order to determine the "value" of our potential design options. This report was published May 9, 2000.

Step Three: A detailed survey was carried out on the County owned property for and adjacent to the Courthouse. Preliminary geotechnical borings were taken on the site to determine the ground conditions and to assist in the evaluation and design of foundation systems. This report was published May 9, 2000.

Step Four: Five Options were developed to address the many different considerations and questions which were raised by the County Commission, the Users and the Public--including looking at a site at the County Jail. These options included site plans, floor plans and massing models, all at conceptual level, along with a comparative cost estimate. This report was published June 26, 2000.

Step Five: The Five Options were reduced to Three based on meetings with the Commission and Public. Modifications and improvements were made. The architectural expression was defined in two alternative elevations, and two study models built. This report was published August 23, 2001.

Following this presentation the Commission decided on one option, with the caveat that future long-term expansion could be accommodated. HOK submitted a site Master plan for the expansion on September 9, 2000.

Step Six: Following Step Five the Design Team went on hold while the elections took place, restarting work on March 9, 2001, with a Commission Workshop to bring the entire group up to date.

Step Seven: This is the final presentation of this phase of work. It includes the 20% drawings and outline specifications of the development of the selected option, and a construction cost estimate based on those documents. It also includes the presentation model and selected images of the proposed scheme. This report is published on September 6, 2001.

The drawings contained within this report are the development of Option 1; we have met with the Judges, Court Administration, and the Clerk, representatives of the State Attorney and Public Defender, and the Sheriff. We have their agreement that these plans represent a complete representation of the Program and incorporate the flexibility for growth that will certainly be necessary. We all accept that once funding is in place, we will still have a great deal of work to do to complete the drawings and be ready for construction (9 months – 1 year). Some minor changes are to be expected in that time, but these plans will be able to absorb them.

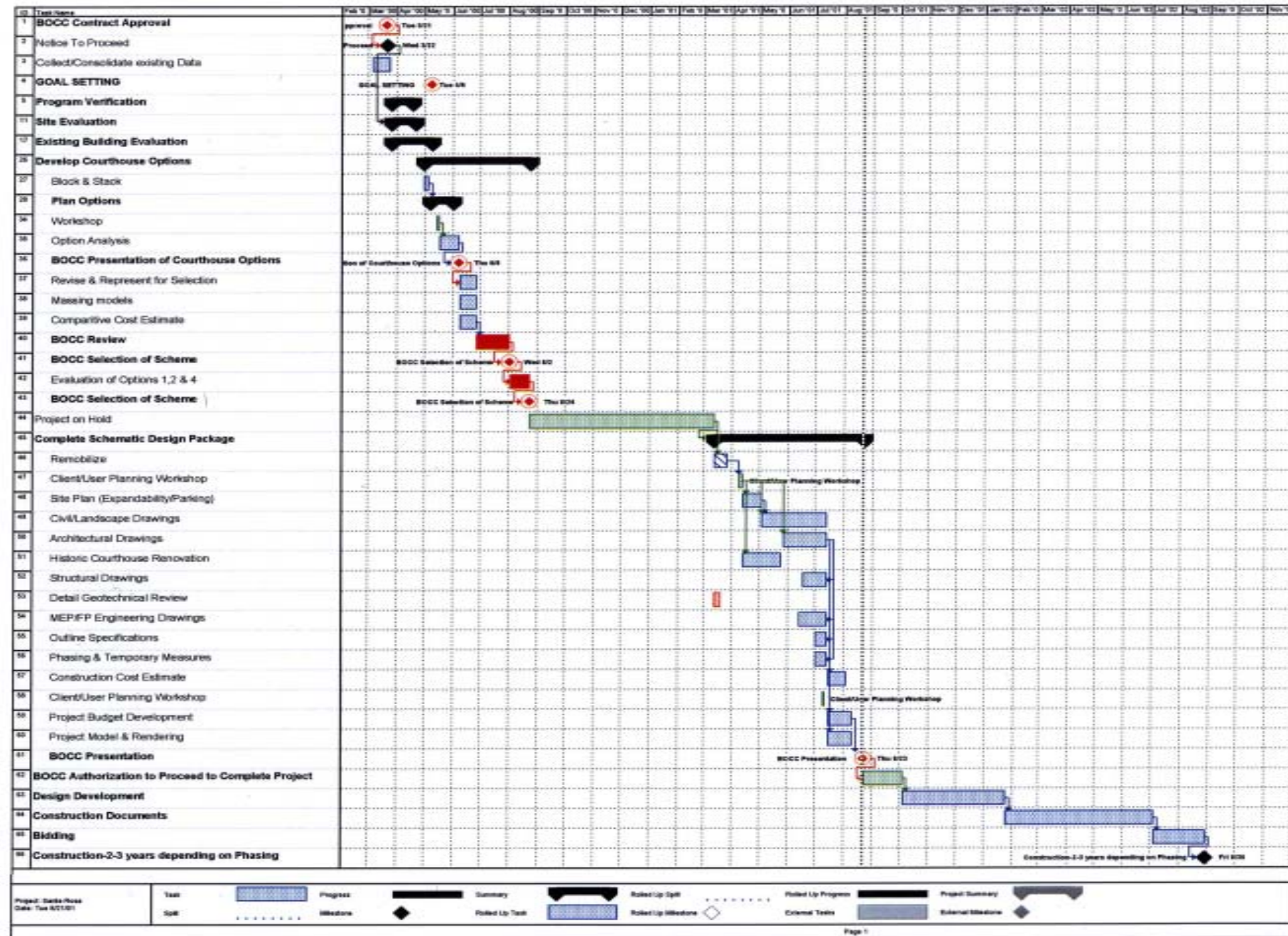
The drawings and photographs, with attached notes, should be self-explanatory. Detail drawings, including the engineering design, outline specifications and cost estimate are available for review.

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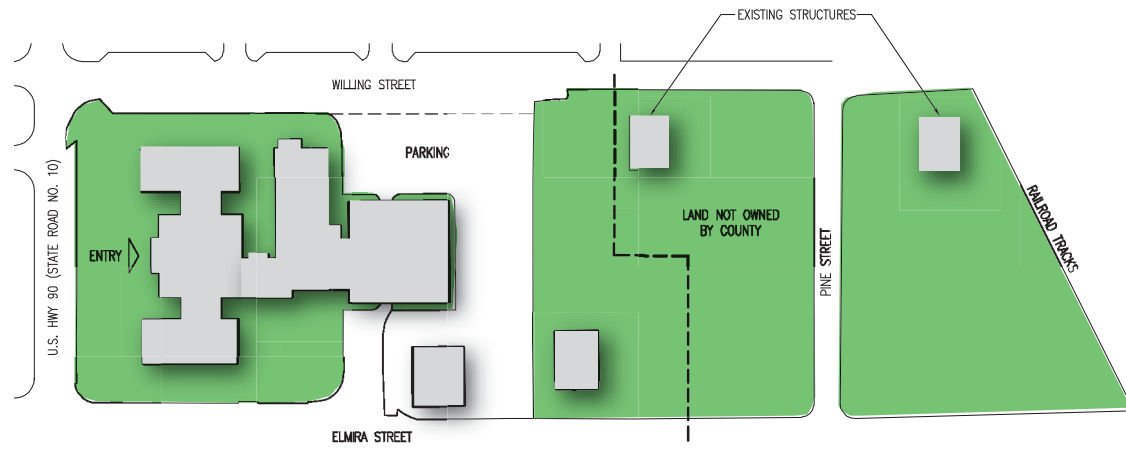




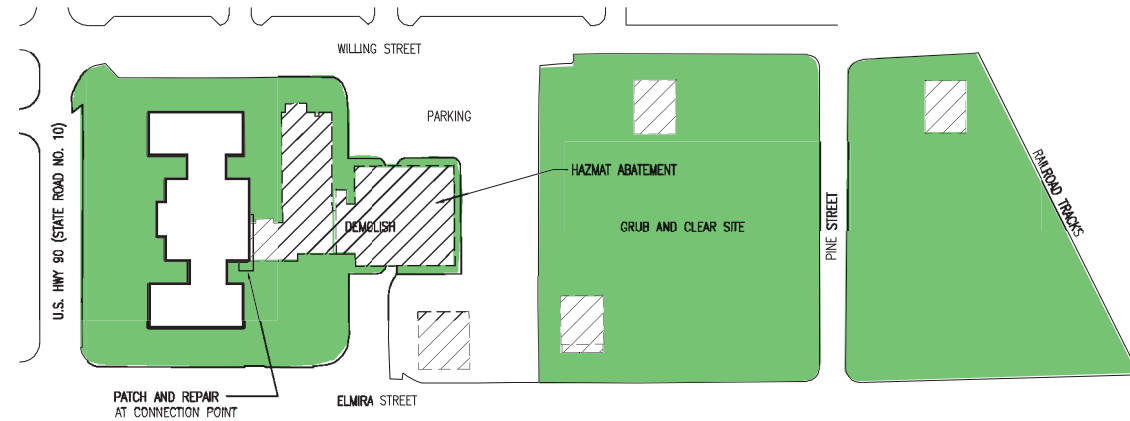
SCHEDULE



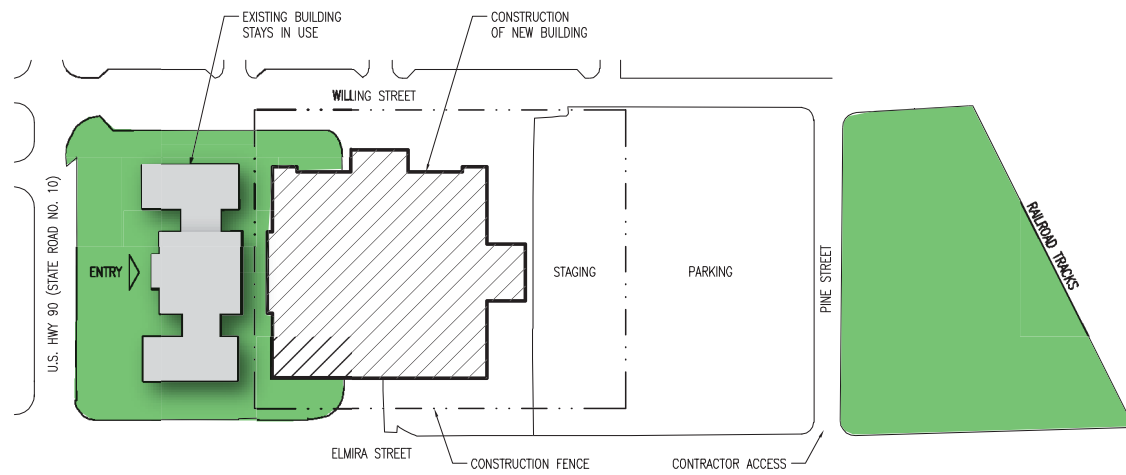
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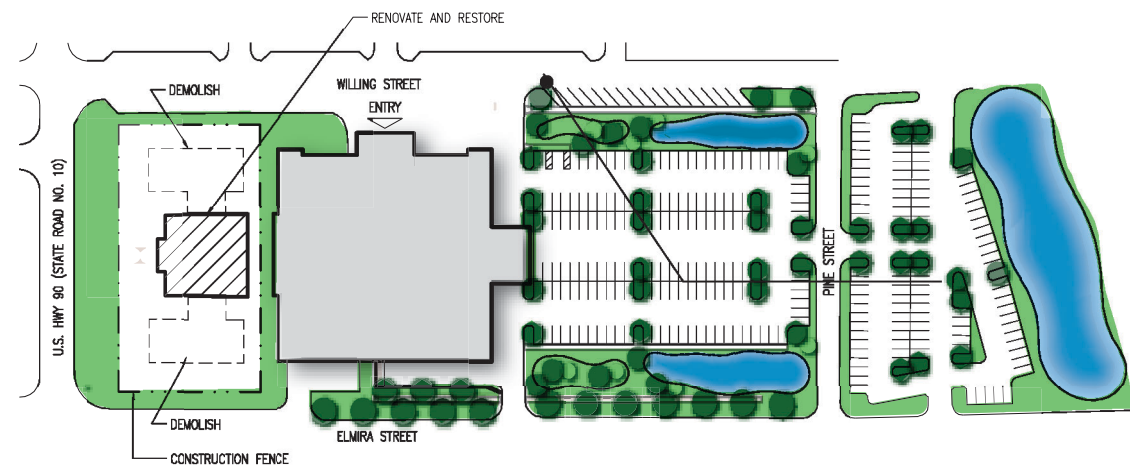
EXISTING CONDITIONS



PHASE ONE DEMOLITION



PHASE TWO CONSTRUCTION

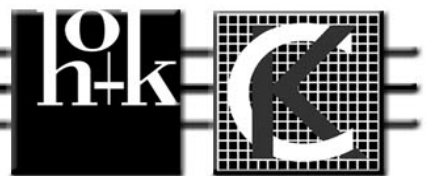


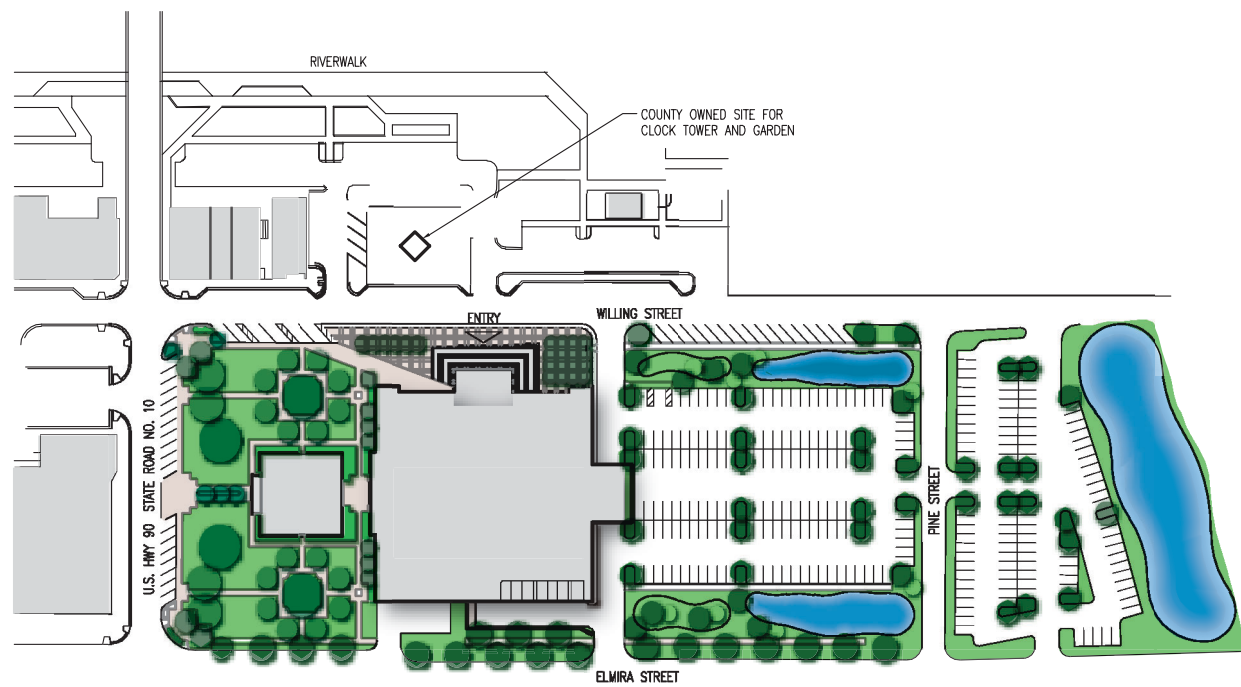
PHASE THREE DEMO AND RENOVATION



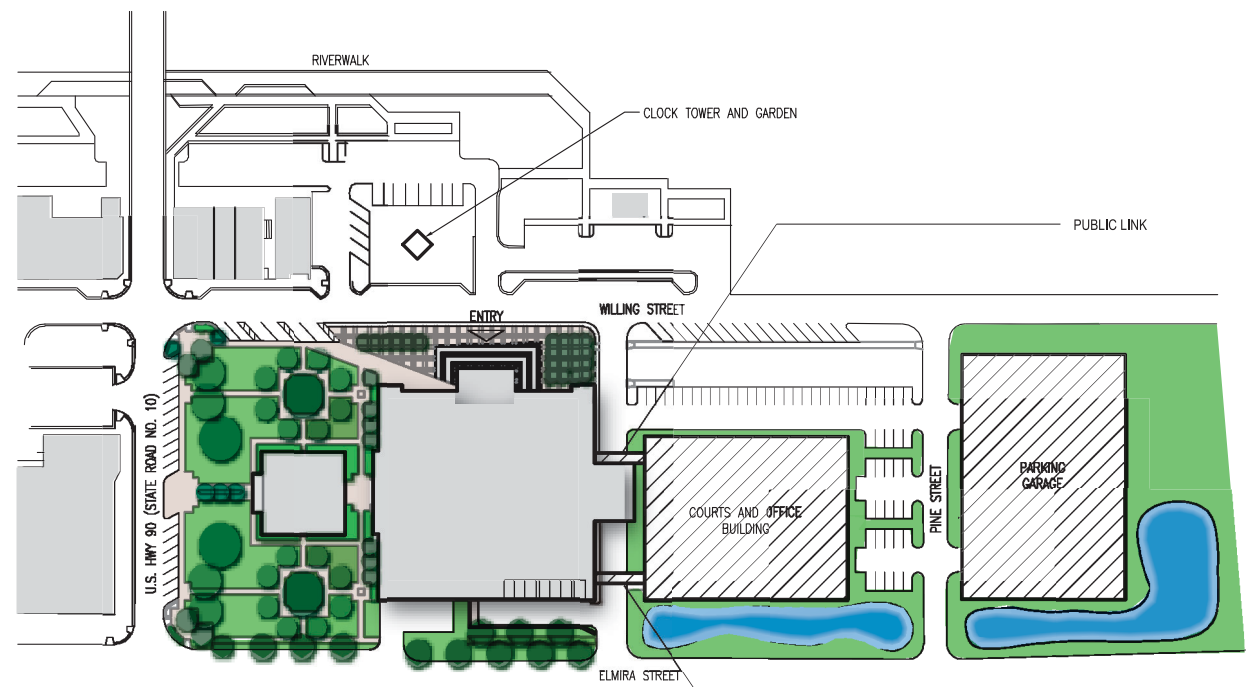
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FINAL SITE PLAN

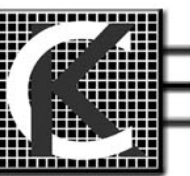


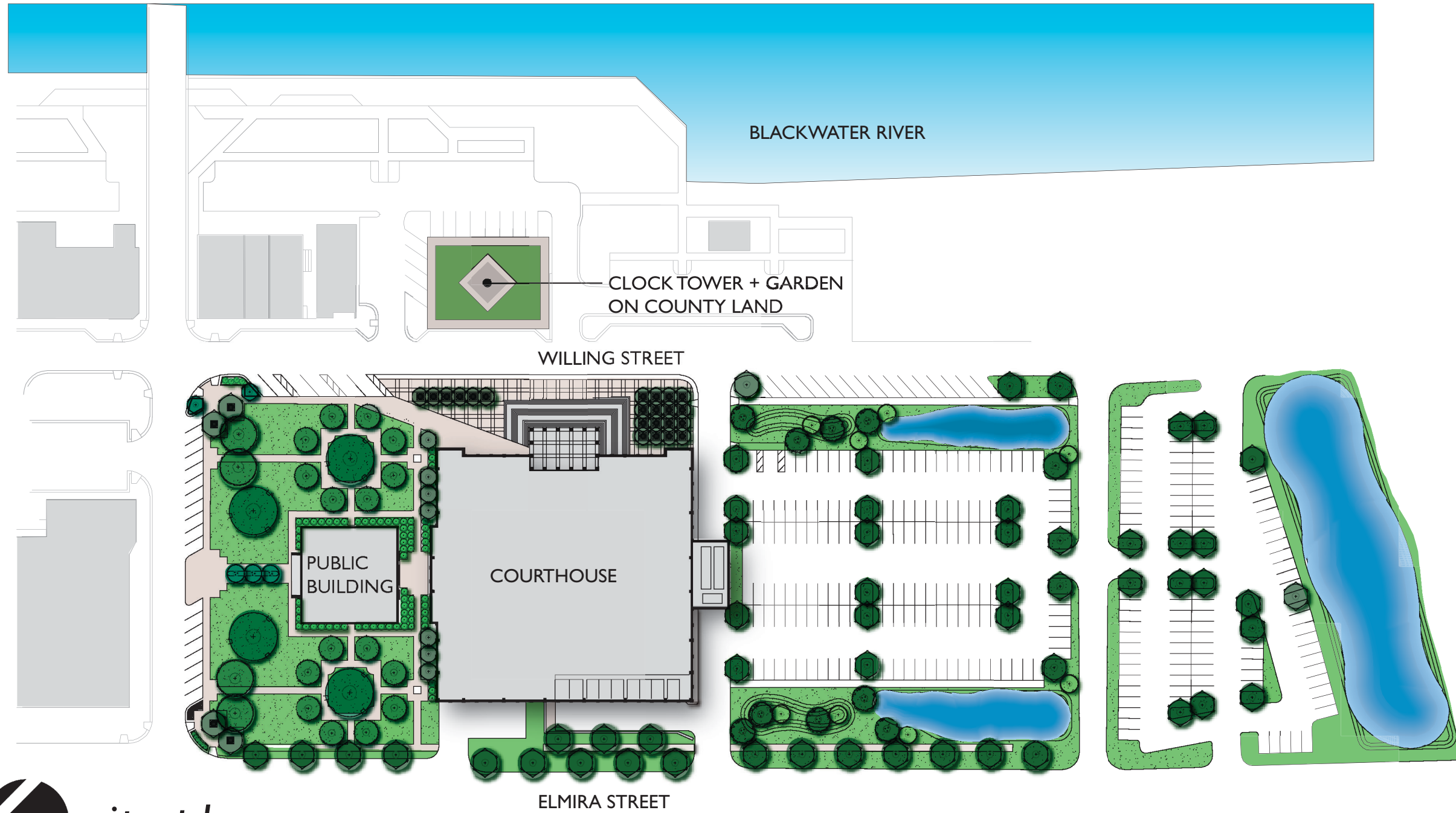
LONG TERM EXPANSION PLAN



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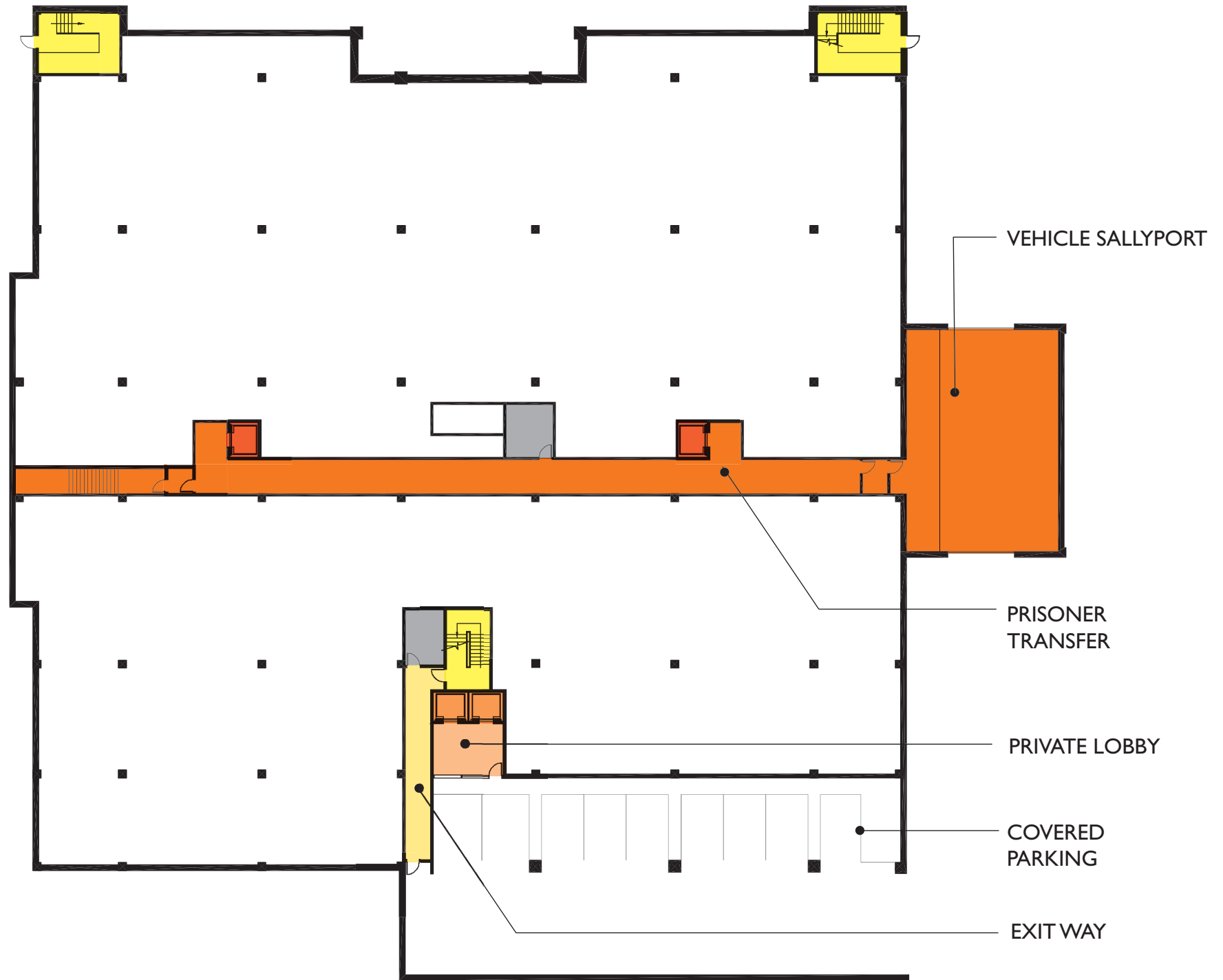


 *site plan*

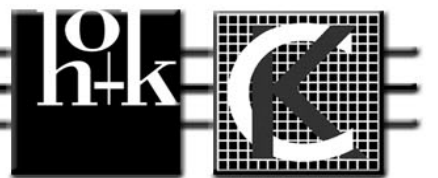
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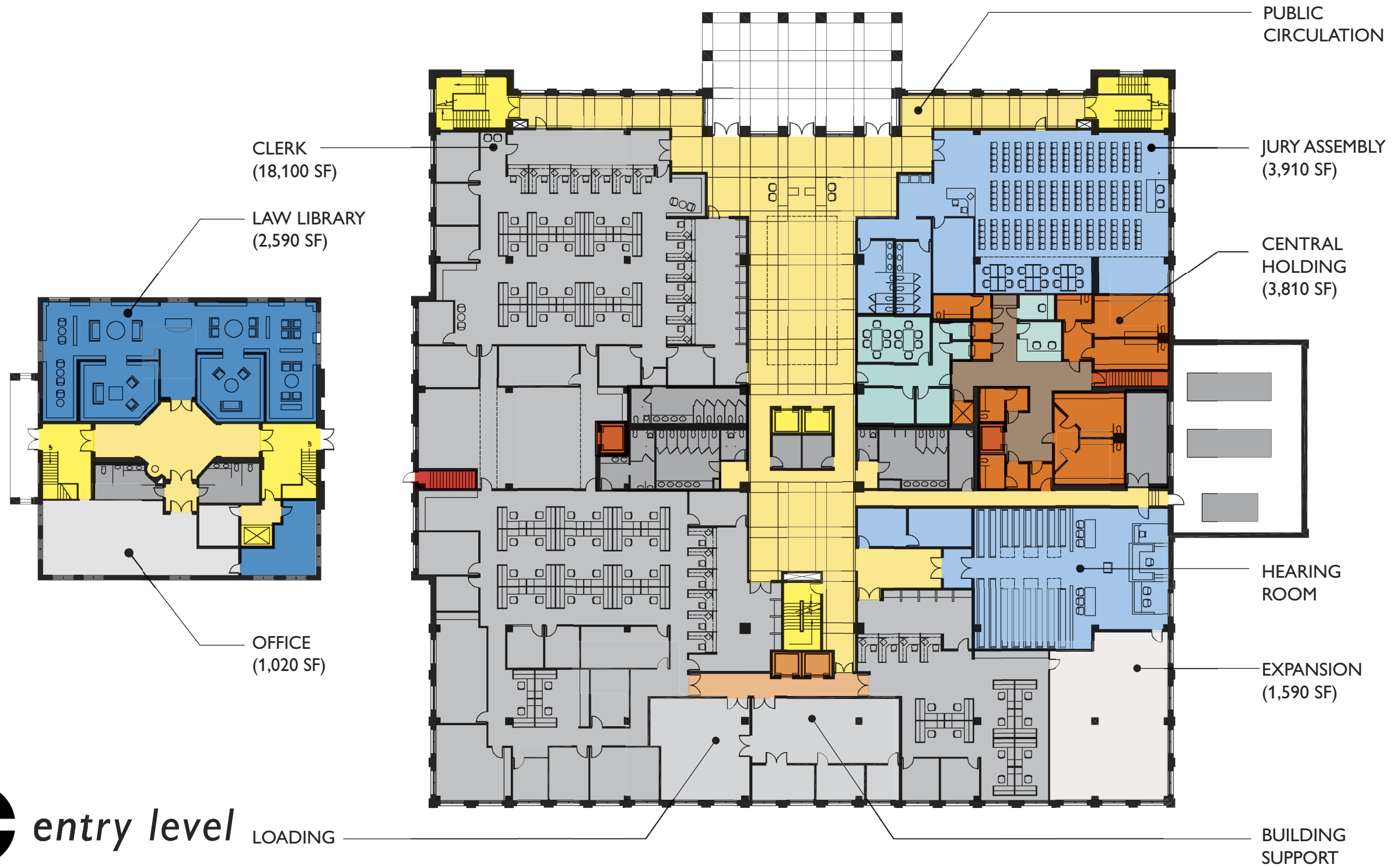


basement level

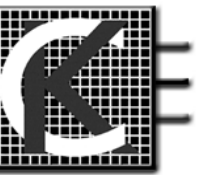


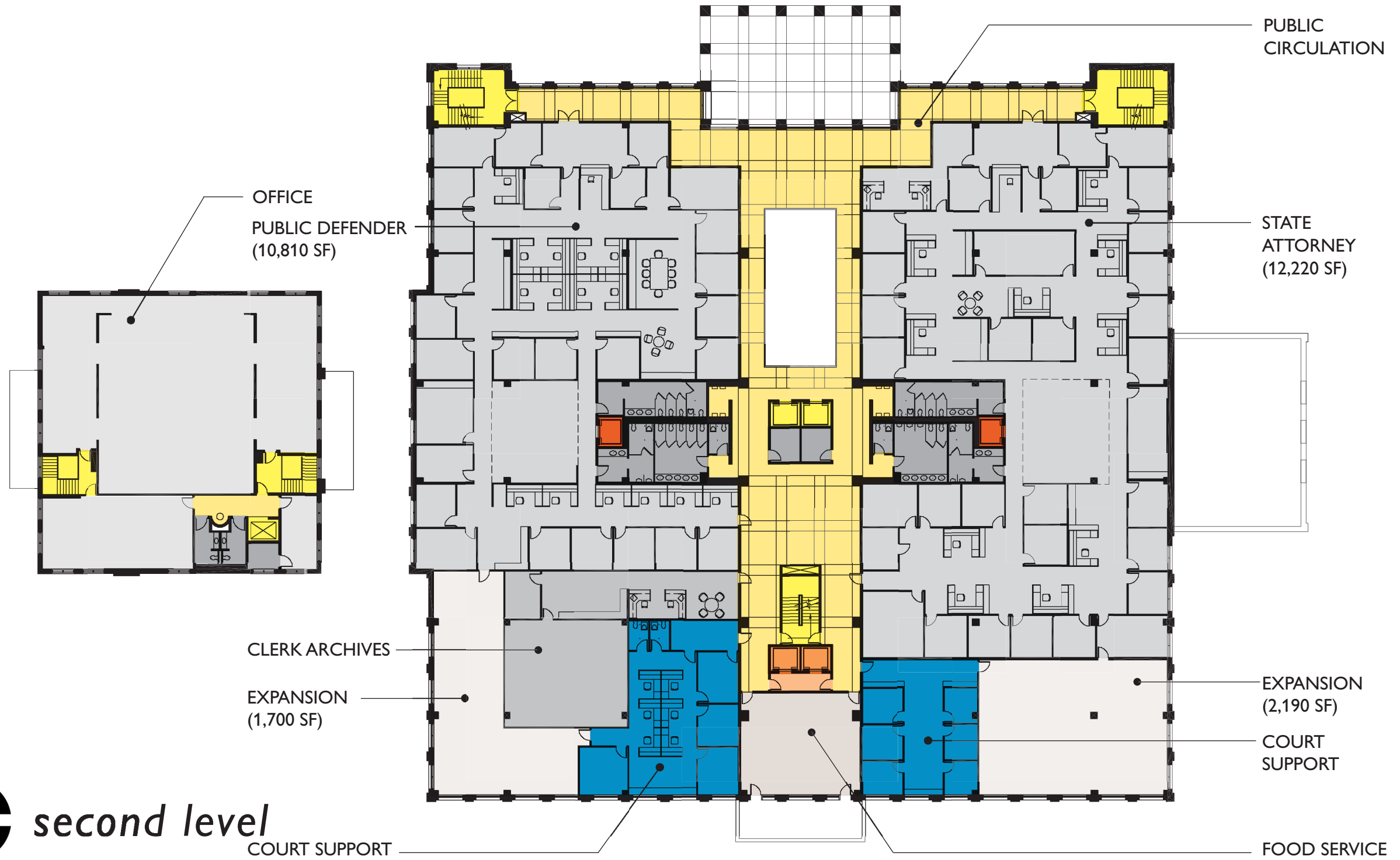
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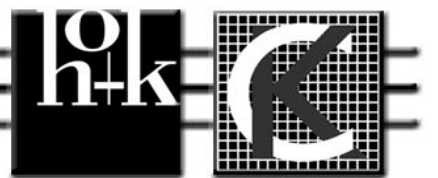
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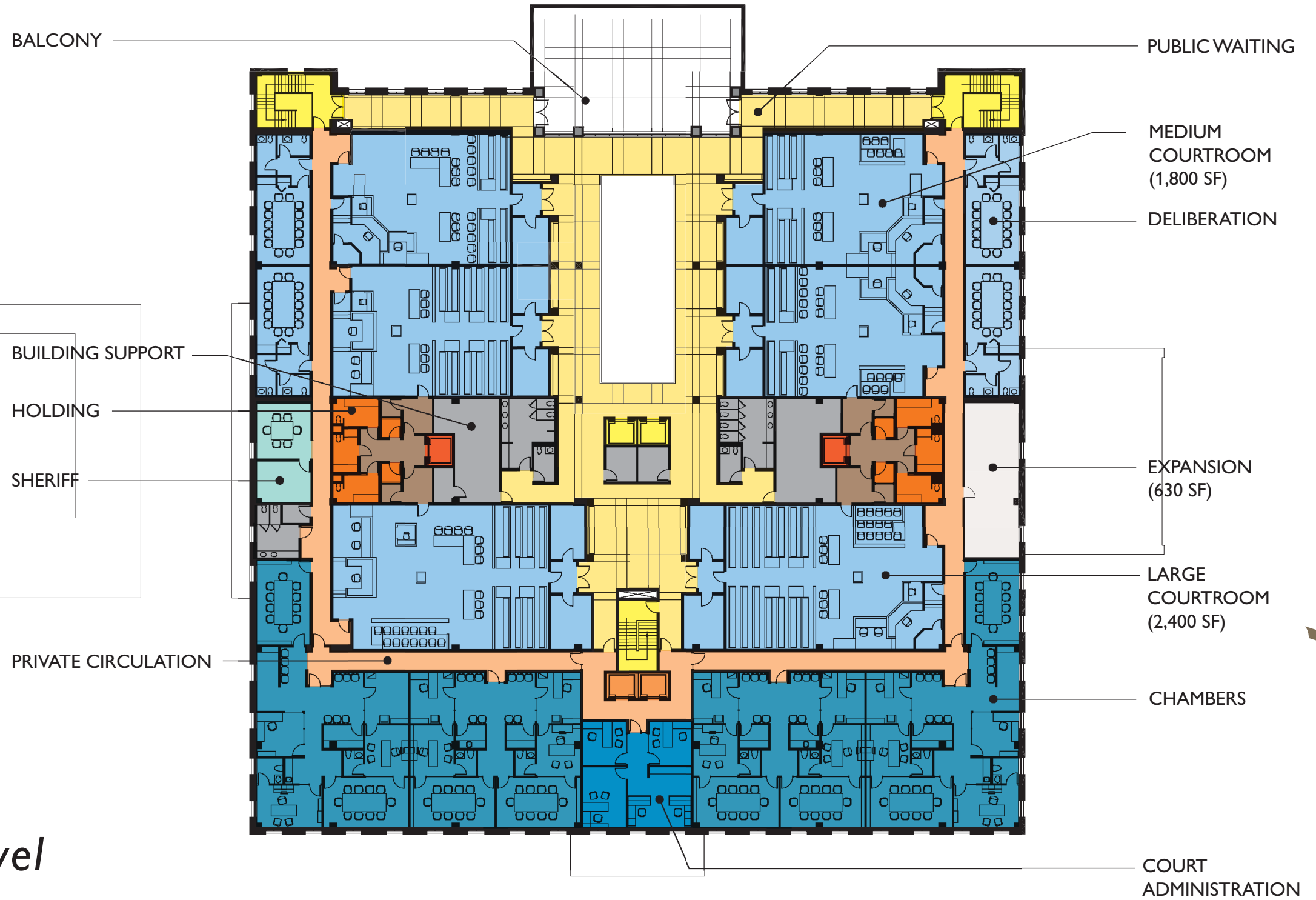
second level

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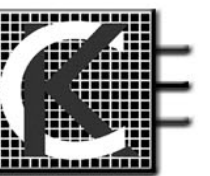


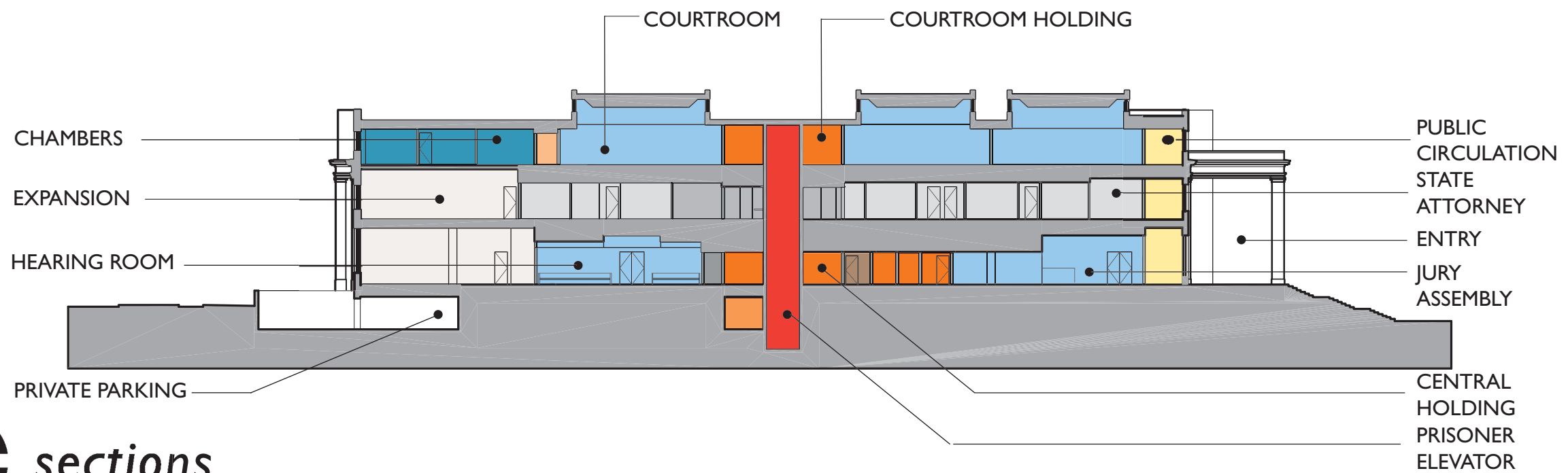
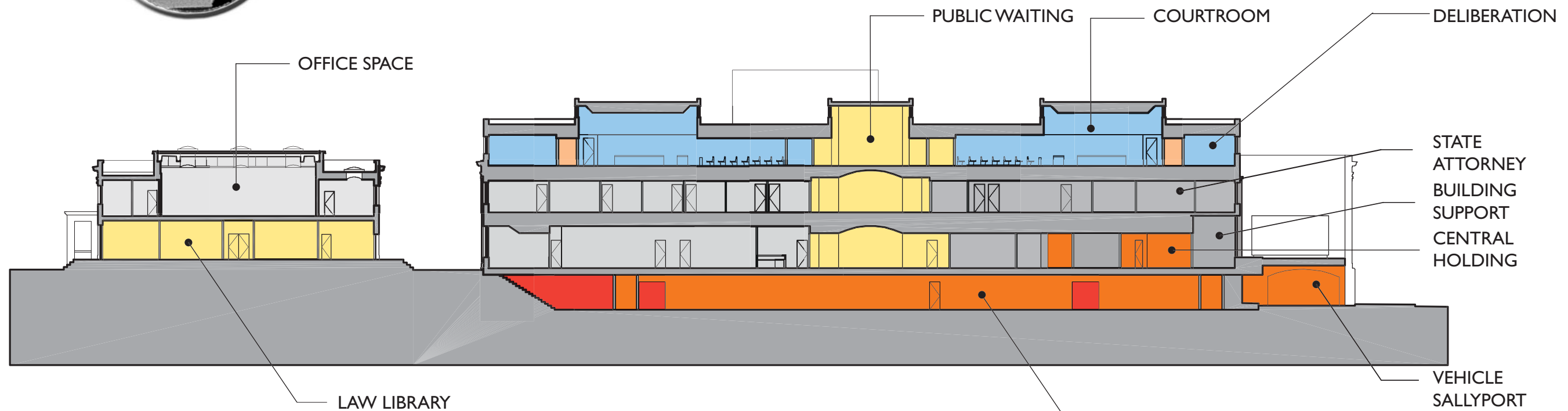


 *third level*



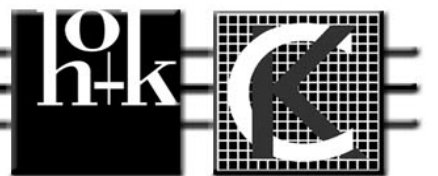
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sections

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CONSTRUCTION COST

These costs are a summary of a detailed cost estimate prepared by our cost estimator based on Schematic Design documents dated August 1, 2001. All these estimates include contingencies for design phase (10 or 15%) and construction phase (10%) for potential items that have not yet been discovered. These contingencies amount to a total of \$5,800,000. Escalation will cost the County approximately \$1,000,000/year for the next 5 years.

Items not included but that need to be considered in the project budget.

- 1. Land purchase
- 2. Relocation of staff
- 3. A/E and other Consultant fees
- 4. County administration costs
- 5. Soil contamination
- 6. Impact and utility fees
- 7. Telephone systems

	TODAYS PRICE	ESCALATION	TOTAL COST
DEMOLITION OF JAIL AND SHERIFF	\$1,007,000	\$0	\$1,007,000
NEW COURTHOUSE AND SITE	\$29,104,000	\$2,474,000	\$31,578,000
DEMO OF WINGS	\$703,000	\$70,000	\$773,000
RENOVATION	\$2,740,000	\$274,000	\$3,014,000
			Total \$36,372,000

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